100 1217 pc 169 10. It is acreed that he Mortingor sold held used enjoy, the premises above conveyed until there is a default under this mortage or in the able from the reby. It is the true meaning of this instrument that if the Mortgages shall hely perform all the berne; conditions and coverants of this mortgage, and and virtue. If there is default in, any of the terms, conditions or coverants of this mortgage, or of the note secured hereby then at the option of the Mortgages all sums then owing by the Mortgaged to the Mortgages hall become immediately due and payable and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgages become a party to any suit involving this Mortgages or the little to the premises described herein or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgages, and a reasonable attorney's fee, shall the debt secured hereby, and may be recovered and collected hereunder. 11. THE BORROWER (s) agree (s) that the aforesaid rate of interest on this obligation may, from time to time, at the discretion of the Association, be increased to the maximum rate per annum permitted to be charged from time to time by applicable South Carolina Law, Any increase in the interest rate herein set forth shall take effect 30 days after written notice of such increase has been mailed to the obligor at his ing the obligation in full without penalty. In the event the interest rate of this obligation is adjusted as provided herein, the installment payments provided hereinabove shall be increased so that this obligation will be paid in full in substantially the same time as would have occurred prior to such change in interest rate; however, should the term of the obligation be extended by reason of this adjustment, the makers, entered the control of the obligation be extended by reason of this adjustment, the makers, entered the control of the obligation because of this adjustment, the makers, entered the control of the obligation because of this adjustment. dorsers and their heirs, personal representatives, successors or assigns, shall remain obligated for the debt. 12. The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural the plural the singular, the use of any gender shall be applicable to all genders, and the term "Mortgagee" shall include any payee of the indebtedness hereby secured or any transferee theref whether by operation of law or otherwise. WITNESS The Mortgegor(s) hand and seal this -14th day of December, BROWN ENTERPRISES OF S. C., Signed, sealed, and delivered in the presence of: By: W, R By (SEAL) (SEAL) (SEAL) (SEAL) .(SEAL) (SEAL) (SEAL) (SEAL) (SEAL) STATE OF SOUTH CAROLINA **PROBATE** COUNTY OF GREENVILLE PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named mortgagor(s) sign, seal and as the mortgagor's(s') act and deed deliver the within mortgage and that (s)he, with the other witness subscribed above witnessed the execution thereof. 16th SWORN to before me this the (SEAL) Notary Public for South Carolina

DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto Travelers Rest Federal Savings & Loan Association, its successors and assigns, all her interest and estate and all her right and claim of dower of in and to all and singular the

all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

Corporation

STATE OF SOUTH CAROLINA

GIVEN under my hand and seal this

Notary Public for South Carolina

Recorded December 20, 1971 at 3:23 P. M., #16916

COUNTY OF GREENVILLE

day of